

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF 10-22-18
TO BE REPORTED OUT 10-31-18

RECEIVED
#3
2018 OCT 25 AM 9:44
OFFICE OF THE
CITY CLERK

MA-1803 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-20-18)
DOC # O2018-7002

Amendment of Municipal Code Section 2-14-155 modifying defenses to building code violations pertaining to signs

MA-1802 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-20-18)
DOC # O2018-7004

SUBSTITUTED

Amendment of Municipal Code Chapter 17-12 Regarding High Rise Building Signs

NO. TAD-570 (2ND WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT NO. O2018-5006

SUBSTITUTED

Amendment of Municipal Code Section 7-28-065 concerning provisions for graffiti removal

NO. A-8419 (11TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT NO. O2018-6124

PASS AS AMENDED

Common Address 216-224 W 31st St
Applicant Alderman Patrick Thompson
Change Request C1-3 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. 19776-T1 (47TH WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6943

SUBSTITUTED
SUBSTITUTE NARRATIVE & PLANS

Common Address: 4048-50 N Hermitage Ave
Applicant: Lift Capitol LLC
Owner: Hermitage Partners LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RM5.5 Residential Multi Unit District
Purpose: To permit the conversion of an existing vacant three and a half story warehouse building to a 12 unit residential building. 24 garage parking spaces will be provided. There are no changes proposed to the existing building setbacks. The building will remain 46 ft in height

NO. 19562-T1 (45TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #O2018-1869

SUBSTITUTE NARRATIVE & PLANS

Common Address: 4017 N Monticello Ave
Applicant: Og Management
Owner: Og Management
Attorney: Daniel Lauer
Change Request: RS3 Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District
Purpose: The applicant intends to construct a three-story, three dwelling unit building with a basement. The footprint of the building shall be approximately 23 feet 6 inches by 79 feet 4 inches in size. The building height shall be 35 feet 10 inches high, as defined by city code.

NO. 19783-T1 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6950

SUBSTITUTED
SUBSTITUTE NARRATIVE & PLANS

Common Address: 3839-41 N Clark St

Applicant: Clark Apartments LLC

Owner: Clark Apartments LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story all residential building, of the site. The proposed new building will contain a residential lobby and parking garage - at grade level, and twelve (12) dwelling units -above (Floors 2 thru 4). There will be an amenity room (i.e. 'gym'), for the exclusive use of the residents of the new building - on the 5th Floor. The new proposed building will be masonry and glass in construction and measure 55 feet-4 inches in height. Due to its close proximity to the CTA Elevated Train Station, the Applicant is proposing to permit the proposal pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be off-street parking for a total of eleven (11) vehicles, located onsite. Parking for nine (9) vehicles, as well as a bicycle storage room, will be located within the interior of the Floor, with access off of Clark Street. Surface parking, for an additional two (2) vehicles will be located at the rear of the new building, with access off of the Public Alley.

NO. 19812 (44th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7329

Common Address: 922-924 W George St

Applicant: AG 922 W George Owner LLC

Owner: AG 922 W George Owner LLC

Attorney: John George/ Chris Leach, Akemon LLP

Change Request: RM5 Residential Multi Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Existing 3 story 12 unit residential building with a height of 41'-4" and 10 existing parking spaces

NO. 19790 (43rd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6957

Common Address: 1963 N Halsted St

Applicant: Jeonine's Wine Bar LLC

Owner: 1963 Halsted LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning change to permit the establishment of an outdoor patio, at grade level, at the front of the subject property, which will work in conjunction with an existing tavern (wine bar) located at 1961 N. Halsted.

NO. 19819 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7749

PASS AS AMENDED AND REVISED

Common Address: 353 W Grand Ave

Applicant: Onni Grand Limited Partnership
Owner: Applicant owns 353 W Grand, Sexton Cando Association owns easement parcel along south property line
Attorney: Ed Kus
Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development
Purpose: The proposed building will contain 356 dwelling units; 261 parking spaces; approximately 11,500 SF of ground-floor retail; with a building height of 452'

NO. 19821 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7752

PASS AS AMENDED AND REVISED

Common Address: 360 W Illinois Street

Applicant: The Sexton Cando Association
Owner: The Sexton Cando Association
Attorney: Ed Kus
Change Request: Planned Development No. 624 to DX-7 Downtown Mixed Use District and Planned Development No. 624 to Planned Development NO. 624, as amended
Purpose: Use of the property will remain the same. Subarea A will contain 240 dwelling units. Subarea B will contain 17 dwelling units.

NO. 19823 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7773

PASS AS REVISED

Common Address: 505-515 N State St
Applicant: BCSP 515 North State St LLC
Owner: Please see application for list of full owners
Attorney: DLA Piper
Change Request: Business Planned Development No. 790, as amended to Business Planned Development No. 790, as amended
Purpose: To add medical service as a permitted use

NO. 19824 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7754

PASS AS REVISED

Common Address: 45-75 W Illinois, 430-450 N Dearborn St, 46-76 W Hubbard St, 431-451 N Clark St
Applicant: EC 42 Developer LLC
Owner: Please see application for list of full owners
Attorney: John George/ Chris Leach, Akerman LLP
Change Request: DX-7 Downtown Mixed Use District to a Commercial Planned Development
Purpose: Applicant proposes to construct a new state-of-the-art firehouse with office space for Fire Prevention Bureau, approximately 50 parking spaces, and a new commercial building with no more than 614,000 s.f. The maximum height of the new building will be 455 feet

NO. 19825 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7756

PASS AS REVISED

Common Address: 501-531 W Adams St. ; 200- 328 S Canal St; 506-530 W Van Buren St;
and 201-339 S Clinton St

Applicant: RC Union Station Development Co.
Owner: National Railroad Passenger Corp
Attorney: John George/ Chris Leach, Akerman LLP
Change Request: Residential Business Planned Development NO. 376 and Business Planned Development No. 506 to Residential Business Planned Development No. 376, as amended
Purpose: The applicants seeks approval to construct a hotel addition onto the existing union station headhouse up to 165' and a new 715' tall office building located to the south, replacing the existing parking garage. The plan also includes public open space as well as 100 bike parking stalls and 665 vehicular parking stalls

NO. 19827 (42nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7759

PASS AS REVISED

Common Address: 197-301 N Harbor Dr. and 452-500 E Waterside Dr.

Applicant: Lakeshore East LLC and IJKL LLC
Owner: Lakeshore East LLC
Attorney: John George/ Chris Leach, Akerman LLP
Change Request: Residential Business Planned Development No. 70, as amended to Residential Business Planned Development No. 70, as amended 2018
Purpose: To allow for revisions to Master Plan related to building heights, roadway configurations and open space configurations

NO. 19780 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6947

Common Address: 5124 N Claremont; 2341 W Winona St
Applicant: Vincent Blume Trust
Owner: Vincent Blume Trust
Attorney: John Tully Jr.
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: No change from current use, three residential units (2 in front of building, 1 in each house; no parking spaces; no commercial space; zoning height of south dormer addition is 34'10", no construction work to rear building

NO. 19788 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6955

Common Address: 5652 N Ashland Ave
Applicant: 5652 N Ashland LLC
Owner: 5652 N Ashland LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The applicant is seeking a zoning change to permit a new proposed four story four unit residential building. The new building will measure 46 feet 10 inches in height, and will be supported by 4 onsite garage parking spaces

NO. 19800-T1 (40th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6977

SUBSTITUTE NARRATIVE & PLANS

Common Address: 5013-35 N Lincoln Ave

Applicant: Zivkovic Family Holdings LLC

Owner: KMA Properties One LLC

Attorney: Tyler Manic

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, the current 1 story commercial building will be demolished to allow the subdivision of the zoning lot into 2 zoning lots. Each lot will contain a 3 1/2 story, 12 dwelling unit building. Each building will be 47 feet 6 inches tall. 17 parking spaces will serve one building and 21 parking spaces will serve the other.

NO. 19793 (39th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6960

Common Address: 4428 N Elston Ave

Applicant: 4428 Elston LLC

Owner: 4428 Elston LLC

Attorney: Zubin Kammula

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: No dwelling units. No parking provided on-site. Total lot size is approx. 6,250 sq.ft. the height of the building is approximately 19.1 feet. No changes to the building other than remodeling the interior

NO. 19807 (39th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6984

Common Address: 6308 N Central Ave

Applicant: Central Real Estate Inc.

Owner: Central Real Estate Inc.

Attorney: Paul Kolpok

Change Request: RS2 Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: to remodel existing gas station. No dwelling units; 1,500 square feet of commercial, single story. There will be 4 parking spaces.

NO. 19670 (37th WARD) ORDINANCE REFERRED (5-23-18)
DOCUMENT #O2018-4169

Common Address: 600 N Lockwood Ave

Applicant: Bogdan Wasilewski

Owner: Bogdan Wasilewski

Attorney: Law Office of Mark J Kupiec

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing building; existing 2 car garage to continue; no commercial space; existing 2 story / within max height of 38 feet

NO. 19813 (35th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7451

Common Address: 3325 N Central Park Ave

Applicant: Seleen Zambrano

Owner: Seleen Zambrano

Attorney: Ximena Castro

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The subject property is currently improved with a two-story residential building with two residential dwelling units and a detached garage. The Applicant proposes to rezone the property to authorize a third residential dwelling unit and will provide a third parking space onsite.

NO. 19773-T1 (32nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6940

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2313 and 2315 W Montana Street

Applicant: BMUK GRP LLC 2313-15 Montana LLC

Owner: BMUK GRP LLC 2313-15 Montana LLC

Attorney: Law Office of Mark J Kupiec

Change Request: M1-2 Limited Manufacturing District to B2-2 Neighborhood Mixed Use District

Purpose: Existing single family house will be rehabbed, with a new 2 story rear addition with a total height of 28 feet; and a new two story single family house will be built at 2315 W Montana with a height of 28 feet and 7 inches; each house will have 2 parking spaces

NO. 18374-T1 (32nd WARD) ORDINANCE REFERRED (5-6-15)
DOCUMENT # O2015-3699

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1301 W Schubert

Applicant: 1301 W Schubert LLC (See Application for list of LLC Members)

Owner: 1301 W Schubert LLC (See Application for list of LLC Members)

Attorney: Thomas Moore Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes to construct a 4 story single family residential home with 2 car detached garage. The height of the building will be 38 feet.

NO. 19786-T1 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6953

SUBSTITUTE NARRATIVE & PLANS

Common Address: 3734 W Diversey Ave

Applicant: Tri Rentals Today LLC – Series Diversey

Owner: Tri Rentals Today LLC – Series Diversey

Attorney: Tyler Monic

Change Request: RMS Residential Multi Unit District to RMS Residential Multi Unit District

Purpose: After rezoning the property will contain 8 dwelling units. The height of the building will remain 32'3" 4 parking spaces will be provided

NO. 19803 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6980

Common Address: 3329-35 N Avers Ave

Applicant: Michael Novorrete

Owner: Michael Novorrete

Attorney: Low Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit a new three-story (with basement) residential building. The existing two-story residential building and two (2) garages will be razed. The proposed building will contain six (6) residential units. The new building will have six (6) onsite, surface parking spaces located at the rear of the subject lot. The new building will be masonry in construction, and measure 30 feet-7 inches in height.

NO. 19808-T1 (30th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6985

Common Address: 3124 N Central Park Ave

Applicant: Vasile Dohotariu

Owner: Vasile Dohotariu

Attorney: Thomas Moore

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: Applicant seeks to build a 3-story, 3 dwelling unit building 38.0' feet in height with three parking spaces.

NO. 19778 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6945

Common Address: 1644 N Mayfield Ave

Applicant: Channell Whitaker

Owner: Channell Whitaker

Attorney: Rophael Strzelecki

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert the existing building from a two flat to three dwelling units. Existing two story building; existing 2 car garage; no commercial use

NO. 19784 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6951

Common Address: 7172 W Grand Ave

Applicant: Dream City Tattoos LLC

Owner: GM Mantclare LLC

Attorney: Pericles Abbasi

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: After the Rezoning, the applicant will move its tattoo and piercing business from its current location at 2376 N. Neva to the approx 2,250 sq.ft. 1st floor commercial storefront unit of the subject property. There will remain 1 dwelling unit on the 2nd floor of the property & 2 rear parking spaces. No changes will be made to the structure of the existing 2-story building

NO. 19810 (29th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6987

Common Address: 911 N Menard Ave

Applicant: Prateek Datt

Owner: Prateek Datt

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a Zoning Change to permit the FAR required for a proposed rear addition to the existing two-unit residential building. The existing building height will remain without change.

NO. 19711 (27th WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #O2018-4928

PASS AS REVISED

Common Address: 1463-1483 N Kingsbury Street; 835-919 W Blackhawk Street; 1450-1472 N Dayton Street

Applicant: The Shops at Big Deahl LLC

Owner: The Shops at Big Deahl LLC

Attorney: DLA Piper

Change Request: C3-5 Commercial, Manufacturing and Employment District, and Business Planned Development No. 1292 to Business Planned Development No. 1292, as amended

Purpose: The Applicant requests a rezoning of the property located at 1463-1483 North Kingsbury Street / 835-919 West Blackhawk Street / 1450-1472 North Dayton Street in order to modify the boundaries of the Planned Development to include 15,524 additional square feet of land area, to establish subareas with the PD, and to add youth community recreation center and non-accessory parking as permitted uses.

NO. 19405 (27th WARD) ORDINANCE REFERRED (10-11-17)
DOCUMENT #O2017-7058

PASS AS REVISED

Common Address: 643-741 W Chicago Ave; 641-739 N Halsted St; 632-740 W Erie St; 627-661 W Erie St; 501-31 N Desplaines St; 524-630 W Grand Ave

Applicant: IL 777 West Chicago Ave LLC

Owner: IL 777 West Chicago Ave LLC

Attorney: Scott Borstein

Change Request: DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District to an Air Rights Waterway Business Planned Development

Purpose: Although the planned development will allow flexibility in its bulk regulations, the total amount proposed development is 9,174,039 sq.ft., the proposed number of residential units is 5,907, proposed number of hotel rooms is 250 rooms and proposed building height is 610 feet

NO. 19795 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6962

Common Address: 1001 N Lowndale Ave and 3654 W Augusta Blvd

Applicant: Try Again LLC

Owner: Try Again LLC

Attorney: Low Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing two-story mixed-use building presently contains one (1) commercial unit and five (5) dwelling units. The existing building is non-conforming, under the current Zoning Ordinance. The existing commercial unit, which is located on the floor, has been vacant for many years. The Applicant is seeking a zoning change in order to convert the existing commercial unit into a dwelling unit - for the establishment of a total of six (6) dwelling units, within the existing building. There is and will remain secured off-street parking for three (3) vehicles, in an attached garage, at the site. The existing building is masonry and frame in construction and measures less than 35 feet-0 inches in height. No physical expansion of or to the existing building is intended or required.

NO. 19806-11 (27th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6983

Common Address: 3118 W Lake St

Applicant: Evan Tyler

Owner: Evan Tyler

Attorney:

Change Request: M1-3 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Existing Residential Two-flat; 0 parking spaces ; no commercial space ; existing structure is 30' tall

NO. 19789 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6956

Common Address: 1918 N Ridgeway Ave

Applicant: ETNA Development Corp.

Owner: ETNA Development Corp.

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing two-story (with basement) residential building contains two (2) dwelling units. The existing building, therefore, is non-conforming, under the current Zoning Ordinance. The Applicant is seeking a zoning change in order to renovate. The existing two-story 'two flat' building. Part of this renovation plan calls for the location and establishment of one (1) additional dwelling unit, within the existing building - for a total of three (3) dwelling units, at the subject site. The proposed zoning change is also required in order to bring the existing non-conforming building into legal compliance, under the current Zoning Ordinance. There is and will remain secured off-street parking for two (2) vehicles, in a detached garage, at the site. The existing building, with two parking spaces, is more than fifty (50) years old. As such, and since the Applicant is not adding more than one dwelling unit to the existing buildings, there is no additional onsite parking required. Sec. 17-10-0101-8(2).] The existing building is frame in construction and measures less than 35 feet-0 inches in height. No physical expansion of or to the existing building is intended or required.

NO. 19791 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6958

Common Address: 1009 N Francisco Ave

Applicant: Maria Martinez

Owner: Maria Martinez

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a fourth residential unit, at the subject property, within the basement of the existing multi-unit residential building (the primary residence), located at the front of the property. The existing buildings will otherwise remain without change. The existing buildings are more than 50-years-old. No parking is currently provided, nor will be provided, at the subject property.

NO. 19814 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7482

Common Address: 859 N Richmond St

Applicant: Roger Carvajal

Owner: Roger Carvajal

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking spaces will be located at the rear of the lot.

NO. 19815 (26th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7500

Common Address: 855 N Richmond St

Applicant: Roger Carvajal

Owner: Roger Carvajal

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a third residential unit within the existing multi-unit residential building located at the subject property. The existing two-story building will otherwise remain without change. Three (3) onsite parking space will be located at the rear of the lot

NO. 19731-T1 (25TH WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #O2018-5983

AMENDED TO TYPE I

Common Address: 1848 S Blue Island Avenue

Applicant: MRYD, LLC

Owner: MRYD, LLC

Attorney: Tyler Monic, Schain Bonks Kenny & Schwartz, Ltd

Change Request: C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: After rezoning, the building will remain 3 stories tall and will contain 4 dwelling units with 2200 sf of commercial space on the ground floor. The building will remain 46 feet in height. No parking will be provided.

NO. 19802 (25TH WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6979

Common Address: 229 W 22nd Place

Applicant: Yick Yeung Chiu

Owner: Yick Yeung Chiu

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 sq.ft. commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

NO. 19805 (25TH WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6982

Common Address: 255 W 22nd PL

Applicant: Conrod Liu

Owner: Conrod Liu

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to construct a 4 story mixed use building with basement, one 1,250 square feet commercial unit on ground floor with 3 dwelling units and 3 parking spaces with a building height of 40 feet 6 inches

NO. 19828-T1 (11TH WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-7774

SUBSTITUTE NARRATIVE & PLANS

Common Address: 2801-2807 S Holsted St.; 739-747 W 28th St

Applicant: CA Pioneer Holding LLC

Owner: CA Pioneer Holding LLC

Attorney: Amy Degnon

Change Request: B1-5 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To allow development of a 30 unit, 4 story, 47' in height, residential with 1,225 square feet of commercial space, 20 auto parking spaces and 30 bicycle parking spaces.

NO. 19787 (9th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6954

Common Address: 514-516 E 95th St
Applicant: 514 E 95th St LLC
Owner: 514 E 95th St LLC
Attorney: Tyler Monic
Change Request: RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District
Purpose: After the Rezoning, the building will be used as a n office spoce. It will remain 18 feet 6 inches tall and will contain 3,262.5 sq.ft. of commercial space 10 parking spaces will be provided. There will be no changes to the exterior of the building

NO. 19785-T1 (5th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6952

SUBSTITUTED

Common Address: 1534-44 E 68th St
Applicant: 1534-44 E 68th St LLC
Owner: 1534-44 E 68th St LLC, Stoney Group LLC
Attorney: DLA Piper
Change Request: RM5 Residential Multi Unit District to B3-3 Community Shopping District
Purpose: The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District to the B3-3 Community Shopping District in order to permit the establishment and operation of a commercial kitchen within the accessory structure located at the Property. The principal structure is 33 feet in height and contains 6 dwelling units. The Property will contain a total of 9,980 square feet of commercial spoce and will be served by 12 parking spaces

NO. 19779 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6946

SUBSTITUTED

Common Address: 1424-28 E 53rd St; 5223-44 S Blackstone Ave
Applicant: 5228 S Blackstone LLC
Owner: 5228 S Blackstone LLC
Attorney: Law Office of Mark J Kupiec
Change Request: RM5 Residential Multi Unit District and B1-3 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: To correct a split zoning district and to convert the existing commercial building into a mixed use building with commercial units on the ground floor and 24 dwelling units on the upper floors

NO. 19781 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6948

Common Address: 646-50 E 43rd St
Applicant: Sherry Spellers
Owner: Sherry Spellers
Attorney:
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District
Purpose: No residential. No on-site parking. 1 story commercial building existing with 2 spoce beauty salon and 2 vocant store fronts. No exterior changes 2975.4 sq.ft. of commercial spoce

NO. 19713 (2nd WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4930

**PASS AS REVISED
SUBSTITUTED**

Common Address: 1505-1535 N Dayton St

Applicant: Structured Development LLC

Owner: The Menomonee Club

Attorney: DLA Piper

Change Request: C3-5 Commercial, Manufacturing and Employment District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the property located at 1505-1535 North Dayton from the C3-5 Commercial, Manufacturing, and Employment District to the C1-5 Neighborhood Commercial District and then to a Residential Planned Development in order to allow for the construction of a residential multi-unit building containing 197 residential dwelling units, 56 vehicular parking spaces, together with accessory and incidental uses.

NO. 19792-T1 (2nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6959

AMENDED TO TYPE 1

Common Address: 1613-17 W Beach Ave

Applicant: 1613-17 W Beach LLC

Owner: 1613-17 W Beach LLC

Attorney: Law Office of Mark J Kupiec

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: To build a new 4 story, 4 dwelling unit residential building; 4 parking spaces, no commercial space; within the max height of 47 feet

NO. 19798-T1 (2nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6975

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1321 W Wrightwood Ave

Applicant: Eirpol LLC

Owner: The estate of James Buszisz

Attorney: Daniel Lauer

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a three dwelling unit building with a basement and a partial fourth floor

NO. 19708 (1st WARD) ORDINANCE REFERRED (6-27-18)
DOCUMENT #02018-4975

Common Address: 2000-16 N Milwaukee Ave; 2438-54 W Armitage Ave

Applicant: RSRC Armitage LLC

Owner: RSRC Armitage LLC

Attorney: Rolondo Acosta

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

Purpose: The subject property measures 11,106.85 square feet and is improved with a four-story mixed use residential building containing ground floor commercial space. Four commercial units above the ground floor, eleven residential dwelling units on the upper floors, fifteen parking spaces, and one loading berth. The Applicant proposes to rezone the property to allow for the conversion of the four commercial units above the ground floor into residential dwelling units for a total of 15 residential dwelling units. There will be no other changes to the building.

NO. 19748-T1 (1st WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6000

PASS AS SUBSTITUTED
SUBSTITUTE NARRATIVE & PLANS

Common Address: 1412 N Washtenow St

Applicant: Dubbs Enterprises

Owner: Dubbs Enterprises

Attorney:

Change Request: RS3 Single Unit (Detached House) District to RT4.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: to reestablish the three dwelling units in the front building and continue the existing single family residence in the rear building. There are not any commercial units on this lot. The front building #1 is 28'5" tall and the rear building #2 is 30' tall. There are three parking spots.

NO. 19772-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6939

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1347 W Grand Ave

Applicant: Vincent Charles Pagone and Carol Ann Pagone

Owner: Vincent Charles Pagone and Carol Ann Pagone

Attorney: Michael Ezgur

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To construct a four story mixed use residential building with parking

NO. 19796 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6963

Common Address: 1343 N Western Ave

Applicant: MF Group LLC

Owner: MF Group LLC

Attorney: Low Offices of Samuel VP Banks

Change Request: C2-2 Motor Vehicle Related District to B3-3 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use building, at the subject property. The new proposed building will contain commercial/retail space (1,300 square feet approx.) - at grade level, and three (3) dwelling units - above (one unit on each the 2nd thru 4th Floors). There will be onsite surface parking for three (3) vehicles, located at the rear of the property. The new building will be masonry in construction and measure 45 feet-6 inches in height.

NO. 19799-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6976

Common Address: 1818 N Sawyer Ave
Applicant: 1818 Sawyer LLC
Owner: 1818 Sawyer LLC
Attorney: Daniel Lauer
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To construct a three story, four unit building

NO. 19777-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6944

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1734 N California
Applicant: Ascher LLC
Owner: Ascher LLC
Attorney: Rolando Acosta
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: The Applicant proposes to demolish the existing improvements and construct a 4 story residential building, 50.0 ft. tall containing three residential dwelling units with three offstreet parking spaces.

NO. 19801-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6978

Common Address: 1234 W Ohio St
Applicant: DB Development Inc
Owner: DB Development Inc
Attorney: Alfred Quijano
Change Request: RS3 Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: 3 unit condominium structure with 3 parking spaces and the height of 37 feet

NO. 19809-T1 (1st WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6986

SUBSTITUTE NARRATIVE & PLANS

Common Address: 1700-1714 N Western Ave
Applicant: Oasis of Bucktown LLC
Owner: Oasis of Bucktown LLC
Attorney: Law Offices of Samuel VP Banks
Change Request: C1-2 Neighborhood Commercial District to B3-5 Community Shopping District
Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new five-story (with 6th Floor penthouse) mixed-use building, at the subject site. The existing structures will be razed. The new proposed building will contain commercial/retail space (5,724 square feet) - at grade level, and a sixty (60) dwelling units - above (2nd thru 5th Floors). There will be a communal 'lounge' (penthouse) and two (2) outdoor decks, for the residents of the building - located on the roof (6th Floor). The subject property is located less than 1,320 linear feet from the entrance to the Western CTA Station - therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of twenty-six (26) vehicles, located within the floor of the building, with access off of the Public Alley (west). The new building will be masonry in construction and measure 78 feet-8 inches in height (6th Floor penthouse)

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-464	1	2627 N Elston Ave	Karen Weidenbach
Or2018-463	2	1 W Superior St.	One Superior Place Leasehold LLC
Or2018-458	5	7037 S Stony Island Ave	The Board of Trustees of U of I
Or2018-457	5	7037 S Stony Island Ave	The Board of Trustees of U of I
Or2018-448	11	1038 W 35 th St	Bridgeport Storage LLC
Or2018-446	11	1010 W 35 th St	Bridgeport Storage LLC
Or2018-431	24	3555 W Ogden Ave	Lawndale Christian Health Center
TBD	27	135 N Kedzie	Accian
Or2018-452	27	1400 W Randolph St	Belly Q/ Urban Belly
Or2018-456	27	1460 N Halsted St	Baev- LaSalle Blackhawk, LLC
Or2018-444	32	1740 W Webster Ave	Pagoda Red
Or2018-430	40	6042 N Western Ave	BL Auto Group
Or2018-429	40	6042 N Western Ave	BL Auto Group
Or2018-432	42	212 W Kinzie St	Materials Marketing
Or2018-433	42	168 N Michigan Ave	Hotel Julian
Or2018-434	42	660 W Lake St.	Hana Samuels
Or2018-435	42	155 N Wacker Dr.	JBC/ 155 Development LLC
Or2018-436	42	600 N Clark St	McDonalds
Or2018-437	42	600 N Clark St	McDonalds
Or2017-466	47	4015 N Ashland Ave	Public Building Commission
Or2018-454	50	6165 N Lincoln Ave	TJ Maxx
Or2018-453	50	6440 N Western Ave	Mark Brown

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – OFF PREMISE

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2018-441	27	820 N Franklin St.	303 W Institute Place LLC

Fee Waivers**Or2018-459 (2nd WARD) ORDINANCE REFERRED (9-20-18)**

Fee Waiver for Historical Landmark at 1133 N Damen Ave

Or2018-460 (2nd WARD) ORDINANCE REFERRED (9-20-18)

Fee Waiver for Historical Landmark at 2036 W Thomas St.

Or2018-461 (9th WARD) ORDINANCE REFERRED (9-20-18)

Fee Waiver for Historical Landmark at 11222 S Saint Lawrence Ave

Or2018-468 (9th WARD) ORDINANCE REFERRED (9-20-18)

Fee Waiver for Historical Landmark at 11313 S Cottage Grove Ave

Or2018-467 (9th WARD) ORDINANCE REFERRED (9-20-18)

Fee Waiver for Historical Landmark at 11417 S Forrestville Ave

HISTORICAL LANDMARK DESIGNATION**O2018-6918 (44th WARD) ORDINANCE REFERRED (9-20-18)**

Historical Landmark Designation for St. Peter's Episcopal Church and Parish House at 615-623 W Belmont Ave